

8512 W CRAIN STREET
NILES



@properties®

CHRISTIE'S
INTERNATIONAL REAL ESTATE



ROOM DIMENSIONS

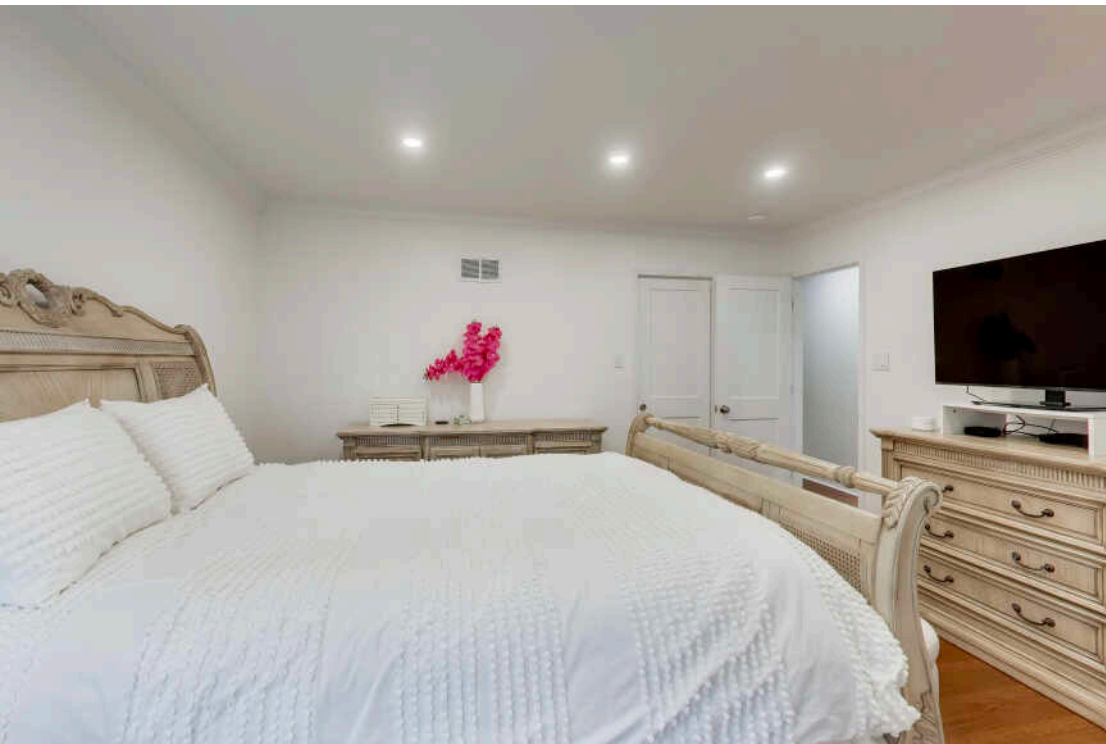
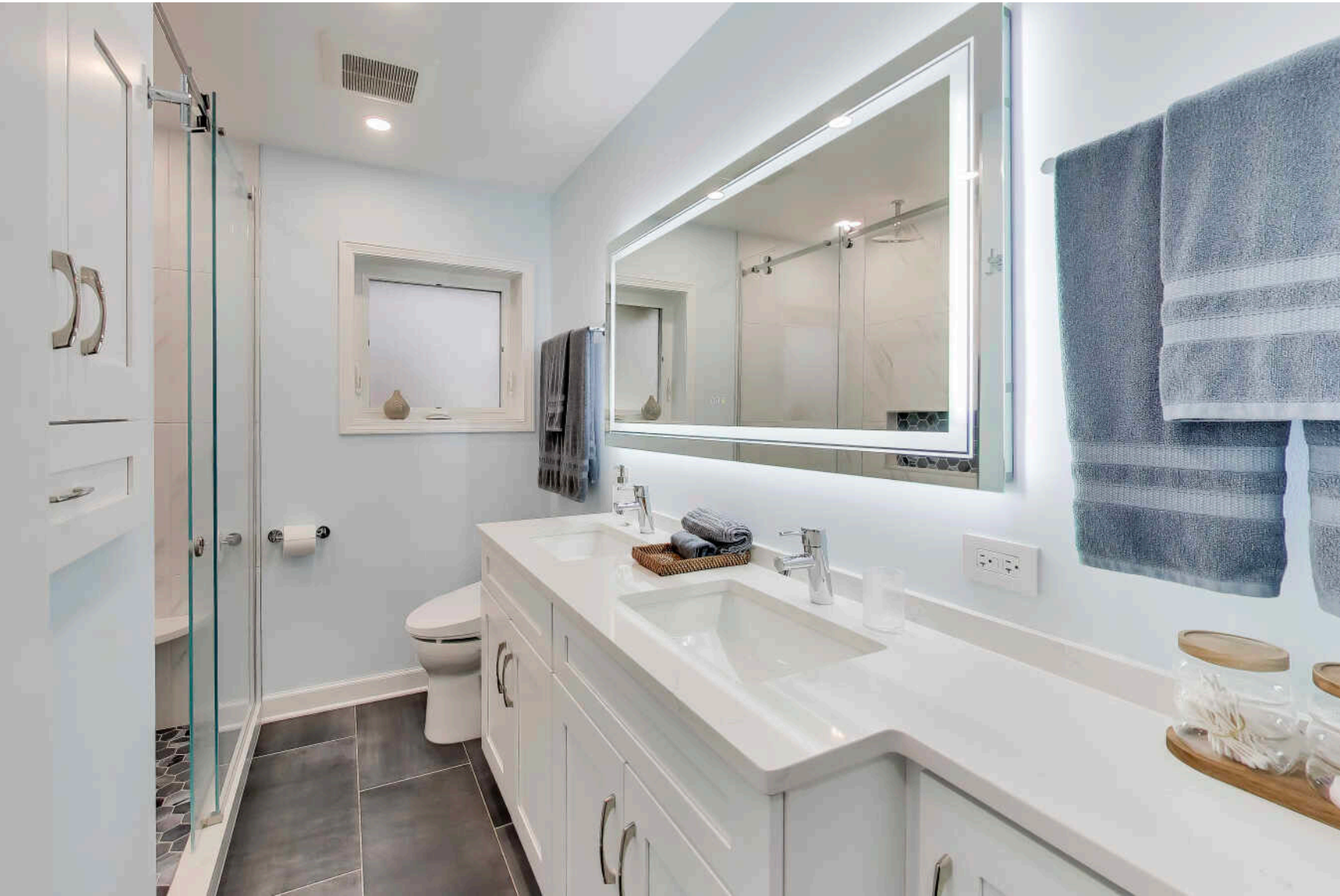
- LIVING/DINING ROOM COMBO : 28' × 14'
- KITCHEN : 14' × 10'
- FAMILY ROOM : 19' × 13'
- PRIMARY BEDROOM : 14' × 14'
- SECOND BEDROOM : 13' × 9'
- THIRD BEDROOM : 11' × 10'
- LAUNDRY : 7' × 6'

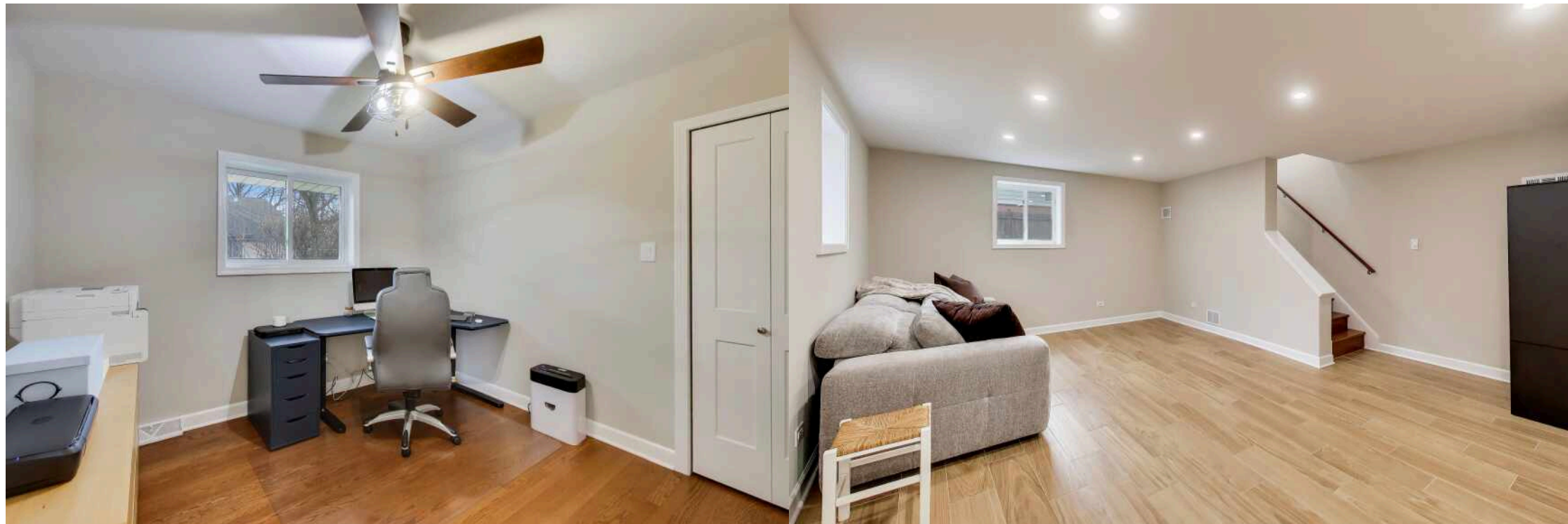
PROPERTY DESCRIPTION

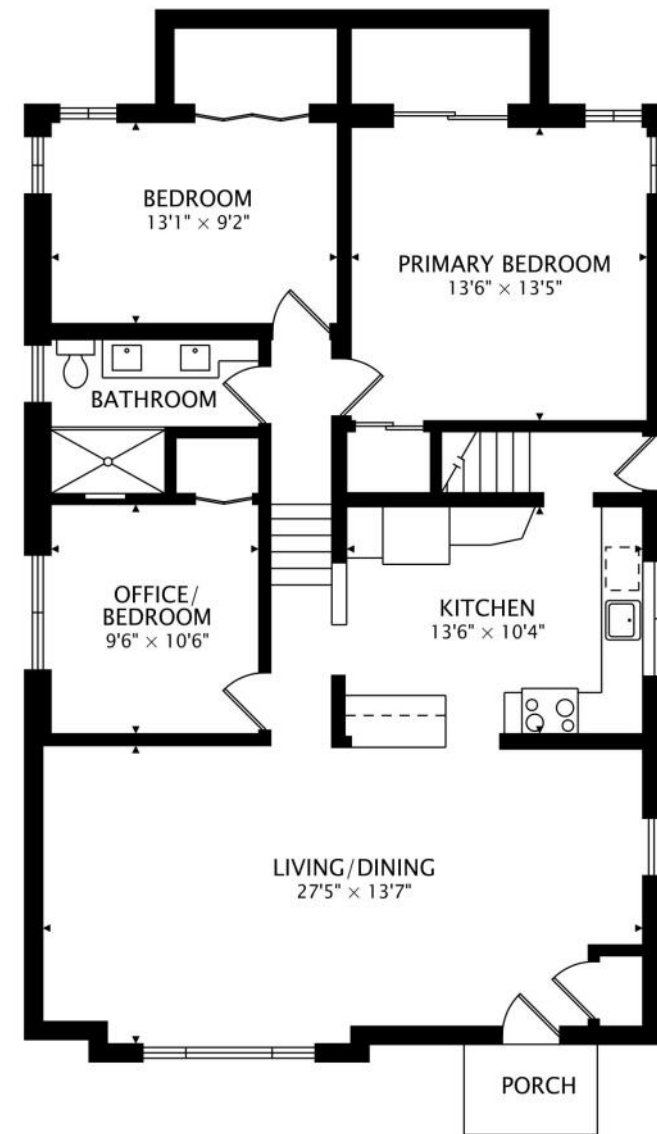
Don't miss the opportunity to own this beautifully updated brick split-level home in Niles featuring 3 bedrooms, 2 full bathrooms, and a spacious layout designed for comfortable living. This move-in ready home showcases a neutral design with hardwood floors throughout the first and second levels. The bright living room and dining room combo features timeless crown molding and recessed lighting, creating a warm and inviting space perfect for everyday living or entertaining. The modern kitchen includes stylish black stainless-steel appliances, quartz countertops, white cabinetry with abundant pantry storage, a deep sink, and a convenient breakfast bar open to the main living area. Large newer windows bring in abundant natural light throughout the home. One bedroom is conveniently located on the main level, and two additional bedrooms are situated upstairs. Both full bathrooms are updated with modern finishes. The bright lower-level family room features double insulated walls and four large windows that allow for excellent natural light. This level also includes the second full bathroom and a separate laundry room. A large clean crawl space with easy access provides excellent storage. Major updates include a newer roof, updated plumbing, hot water heater, 100-amp electrical panel, flood control system, and newer front, side, and storm doors, offering peace of mind for future homeowners. Situated on a large 70x162 lot, the property offers plenty of space for outdoor entertaining, gardening, or relaxing. The home also features a 2.5 car garage with additional storage and a long side driveway for extra parking. This Niles home for sale is ideally located near Lutheran General Hospital, parks, schools, shopping, restaurants, major highways, and public transportation, making commuting and everyday errands convenient.

3 BEDROOM
2 BATH
TAXES: \$9,086

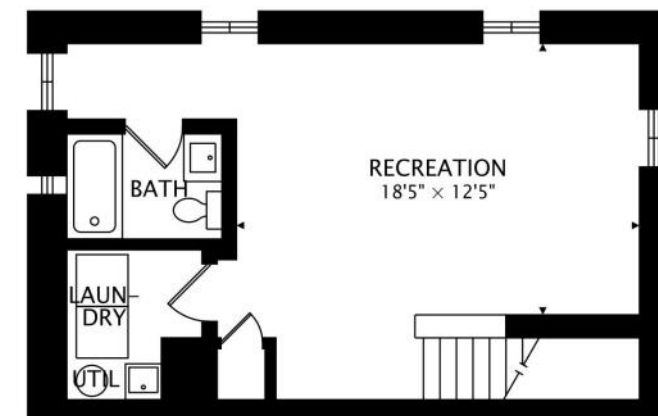




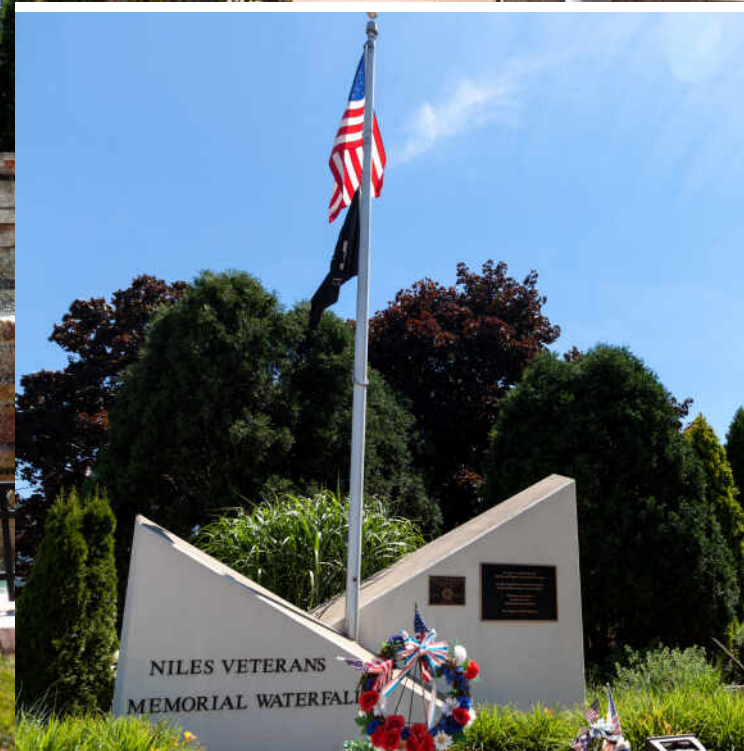




MAIN
 1343 sq ft



LOWER
 515 sq ft BELOW GRADE



JUST 15 MINUTES FROM THE HUSTLE AND BUSTLE OF DOWNTOWN CHICAGO, THE VILLAGE OF **NILES** OFFERS QUIET RESIDENTIAL NEIGHBORHOODS SHADED BY TOWERING TREES.

Despite being outside the city, Niles still has a cosmopolitan vibe with its own half-size replica of the Leaning Tower of Pisa and active Sister Cities program, promoting cultural exchanges. The community also has a strong commitment to sustainability, converting vacant land into the Farm on Franks, a community garden, and educational experience.

Niles homebuyers will find a variety of homes in several styles and price ranges from condominiums to well-maintained bungalows and new-construction single-family homes.

Niles residents have several transportation options including two nearby Metra rail lines providing direct service to downtown Chicago and a free bus for travel within the village. Commuters can also take a public bus to catch the CTA's Blue and Yellow Lines.



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